



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-60-17

Property Address: 2312 Woodrow Drive

Property Owner: Awat Ilkani and Katelyn Tambellini

Project Contact: Louis Cherry

Nature of Case: A request for a 5' side yard setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance to allow for the construction of an attached carport on west side of the existing detached house that results in a 5' side yard setback on a .42 acre property zoned Residential-4 and located at 2312 Woodrow Drive.

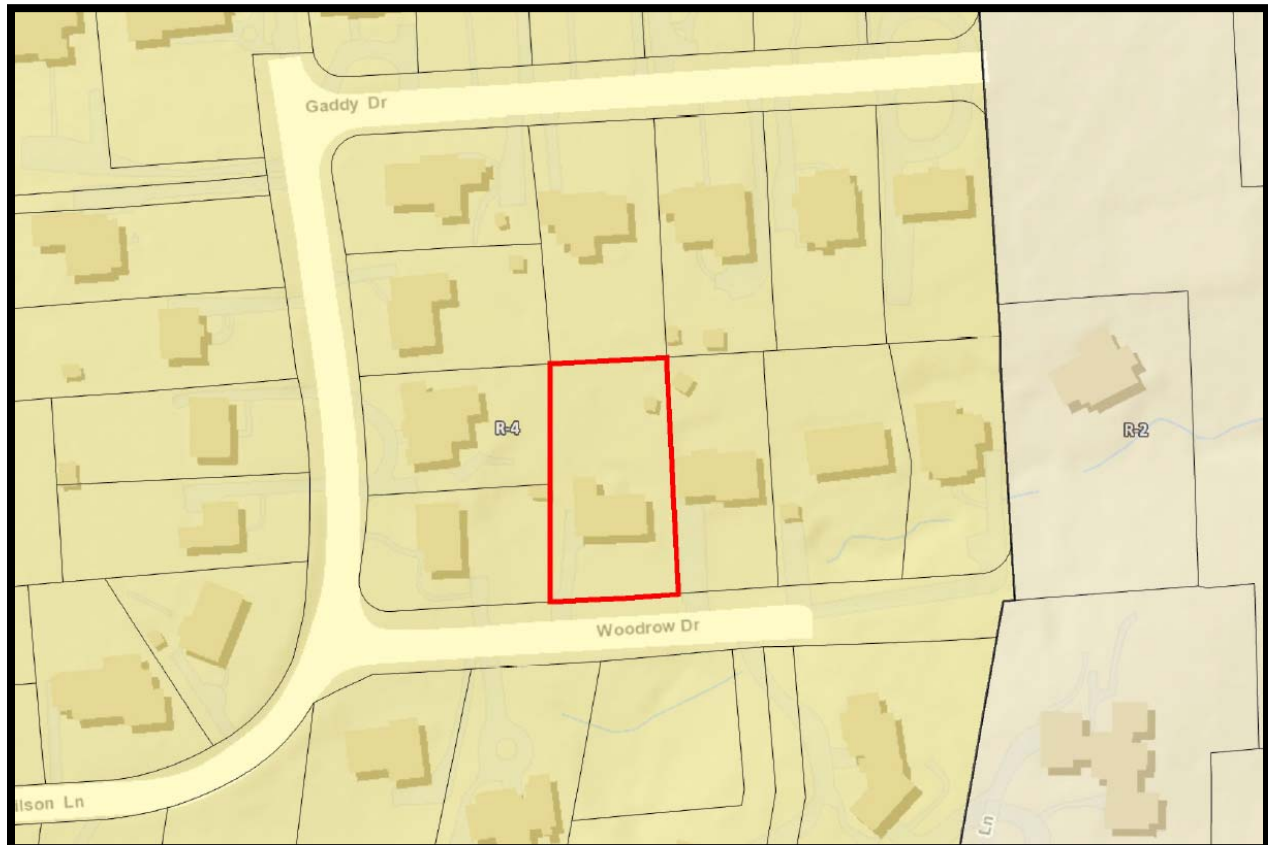


2312 Woodrow Drive – Location Map

To BOA: 5-8-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-4



2312 Woodrow Drive – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-4

Lot Dimensions

Area (min)	10,000 SF
Width – interior lot (min)	65
Width – corner lot (min)	80'
Depth -	100;'

Yard Type

Minimum Setback

Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'

Application for Variance



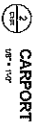
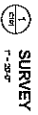
RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626
Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): Request a variance from the 10 foot required side yard setback to allow a 5 foot sideyard on the east side of the property. The owner wants to accommodate a carport addition to the east side of the home. The west side yard setback is 20.3 feet.	Transaction Number A-60-17
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION			
Property Address 2312 Woodrow Dr		Date 3/27/2017	
Property PIN 1705421471	Current Zoning R4		
Nearest Intersection Wilson Ln		Property size (in acres) .42	
Property Owner Ilkani, Awat and Tambellini, Katelyn	Phone 919-491-9079	Fax	
Owner's Mailing Address 2312 Woodrow Dr, Raleigh, NC 27609		Email awat.ilkani@gmail.com	
Project Contact Person Louis Cherry	Phone 919-971-2299	Fax	
Contact Person's Mailing Address 516 Euclid St, Raleigh, NC 27604		Email louis@louischerry.com	
Property Owner Signature		Email	
Notary Sworn and subscribed before me this <u>30th</u> day of <u>March</u> , 20 <u>17</u>		Notary Signature and Seal 	



SURVEY

C101

**LOUIS CHERRY
ARCHITECTURE**

LOUIS CHERRY, FAIA
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CONSULTANTS

PROJECT Ikani-Tambellin Renovation
2212 Woodrow Drive
Raleigh NC 27609

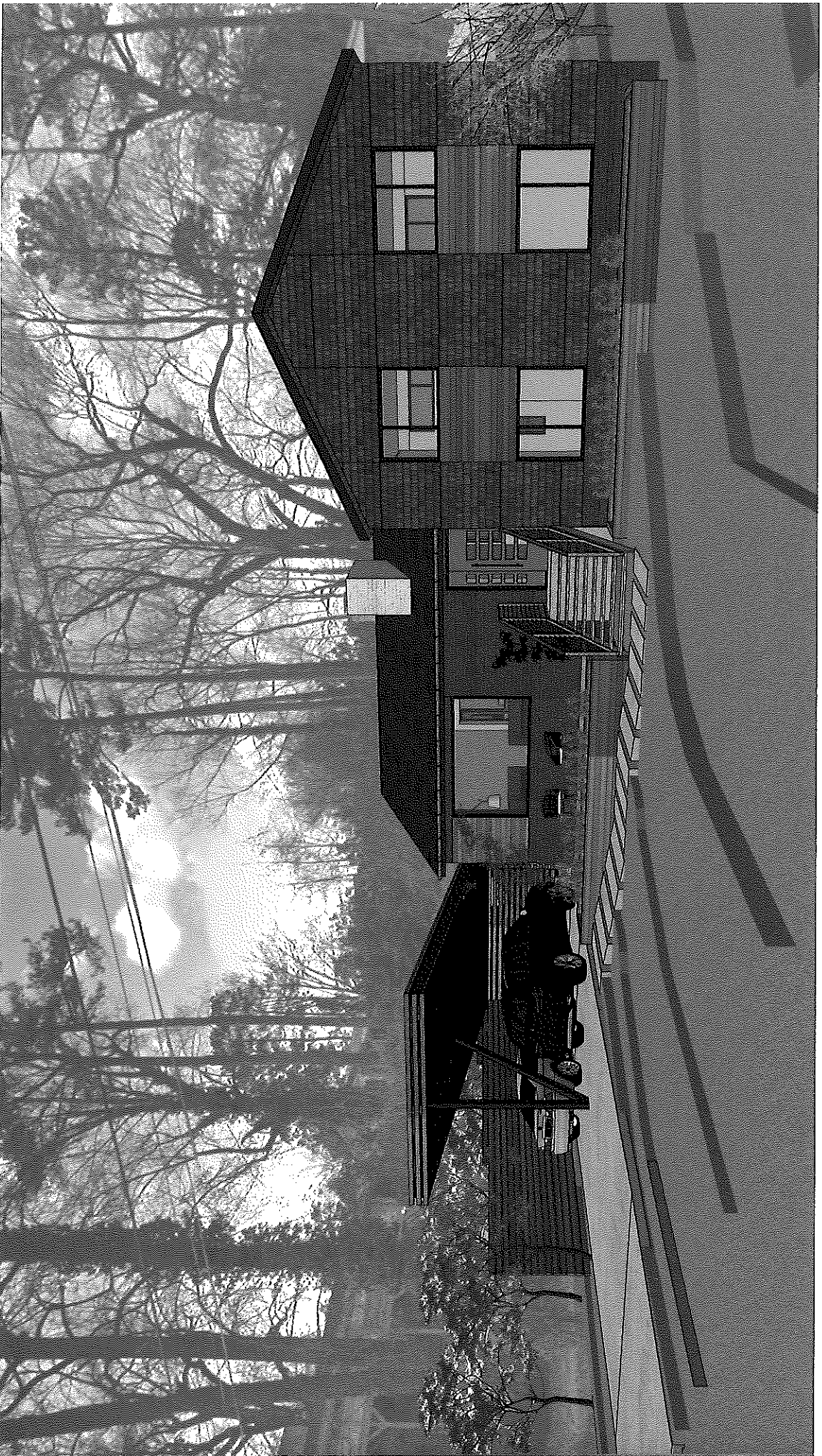
CLIENT Awat Ikeni and
Katlyn T. Ambell



22111 Woodrow Dr

Edinburgh, North Carolina

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APPLICANT:

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DUPLICATE ADDRESS

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